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## TURPINS AVENUE, HOLLAND-ON-SEA, CO15 5HE GUIDE PRICE £400,000

**\*\* GUIDE PRICE £400,000 - £425,000 \*\*** Located in the sought after Holland-on-Sea is this EXTENDED & beautifully presented family home offering the best of both character and modern luxury with your very own BAR in the garden. Offering approximately 1,190 Sq Ft excluding outbuilding.

- Three Bedrooms
- Ground Floor WC
- Landscaped Low Maintenance Garden
- Stunning Throughout
- Four Piece Luxury Bathroom
- Bar/Garden Room
- Extended Living Space
- EPC E\*
- Newly Block Paved Driveway



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DRAFT DETAILS AWAITING APPROVAL.

Accommodation comprises with approximate room sizes as follows:

Entrance door to:

### **PORCH**

6'5 x 5'9 (1.96m x 1.75m)

### **ENTRANCE HALL**

9' x 7'5 (2.74m x 2.26m)

### **LOUNGE**

13'9 into bay x 11'10 (4.19m into bay x 3.61m)

### **KITCHEN/DINER**

19'10 x 11'4 (6.05m x 3.45m)

### **FAMILY ROOM**

16' x 11'2 (4.88m x 3.40m)

### **WC**

5'6 x 3' (1.68m x 0.91m)

### **FIRST FLOOR LANDING**

### **BEDROOM ONE**

13'9 into bay x 11'10 (4.19m into bay x 3.61m)

### **BEDROOM TWO**

14' x 11'2 (4.27m x 3.40m)

### **BEDROOM THREE**

10'9 x 7'5 (3.28m x 2.26m)

### **BATHROOM**

8'7 x 8'3 (2.62m x 2.51m)

### **OUTSIDE**

### **FRONT**

### **REAR**

## **BAR/GARDEN ROOM**

21' x 9'8 (6.40m x 2.95m)

### **Additional Info**

Council Tax Band: C

Heating: Gas central heating

Services: Mains electricity, gas, water & drainage

Broadband: Ultrafast fibre available (up to 1100 mbps)

Mobile Coverage: Indoor - EE: limited, Three: limited, O2: likely, Vodafone: limited. Outside - EE: likely, Three: likely, O2: likely, Vodafone: likely

Construction: Conventional cavity wall construction

Restrictions: None

Rights & Easements: Shared driveway

Flood Risk: Very low

Additional Charges: None

Seller's Position: Yet to find

Garden Facing: East

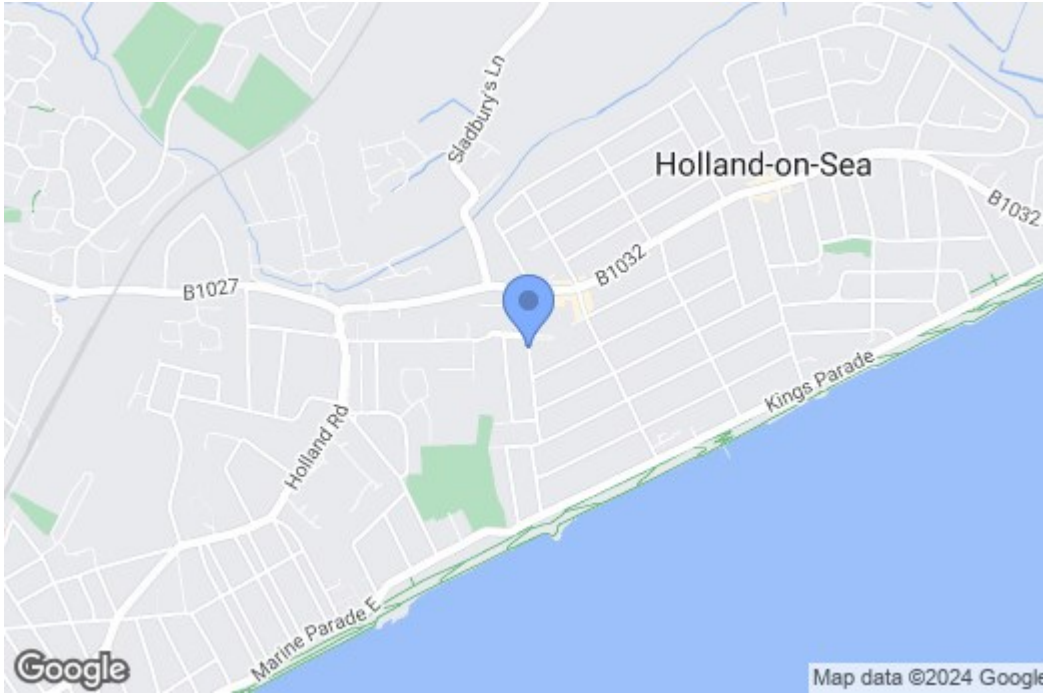
### **AGENTS NOTE 1**

PLEASE NOTE - Although we have not tested any of the Gas/Electrical Fixtures & Fittings, we understand them to be in good working order, however it is up to any interested party to satisfy themselves of their condition before entering into any Legal Contract.

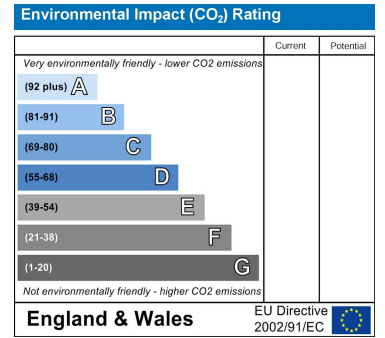
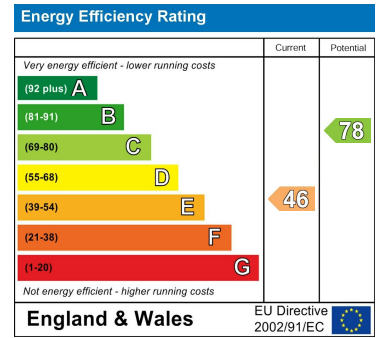
### **ANTI-MONEY LAUNDERING**

ANTI-MONEY LAUNDERING REGULATIONS 2017 - In order to comply with regulations, prospective purchasers will be asked to produce photographic identification and proof of residence documentation once entering into negotiations for a property.

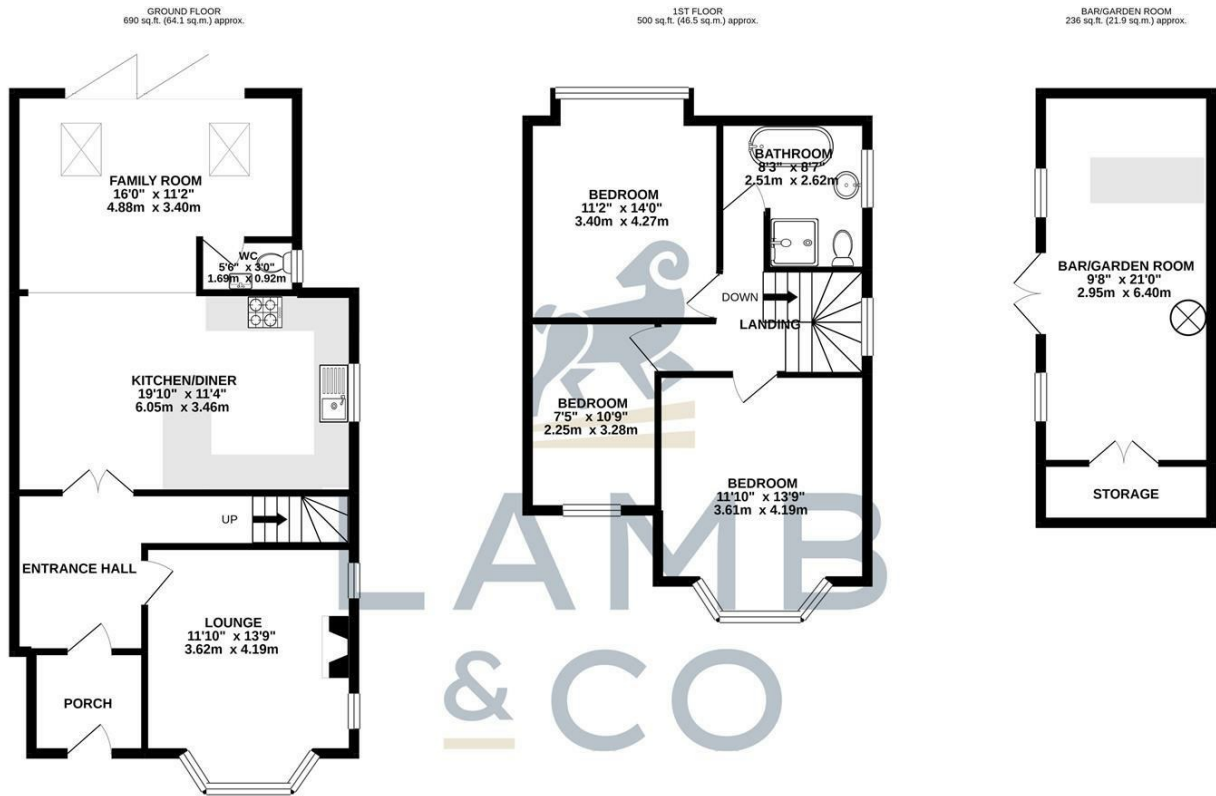
## Map



## EPC Graphs



## Floorplan



TOTAL FLOOR AREA: 1426 sq.ft. (132.4 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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